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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

FLOOR NAME	SHEET NO. 3 / 5
FLOOR NAME : -	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR(PARKING) + STILT FLOOR (DOUBLE HEIGHT LOBBY, OPEN DG, CARETAKER BOOTH, ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR TO 12 FLOORS - RESIDENTIAL BUILDING WITH 79 DWELLING UNITS & MULTI PURPOSE HALL, LIBRARY,GYM, INDOOR GAMES & KID'S ROOM AT 12TH FLOOR LEVEL AND SWIMMING POOL AT TERRACE FLOOR LEVEL AVAILING WITH PREMIUM FSI AT OLD DOOR NO:178, NEW DOOR NO:8, LUZ CHURCH ROAD, MYLAPORE,CHENNAI-600004. COMPRISED IN R.S.NO:1693/1, BLOCK NO:35 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION:123 ZONE-IX

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

TYPICAL - 2nd - 11th FLOOR PLAN

FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 686

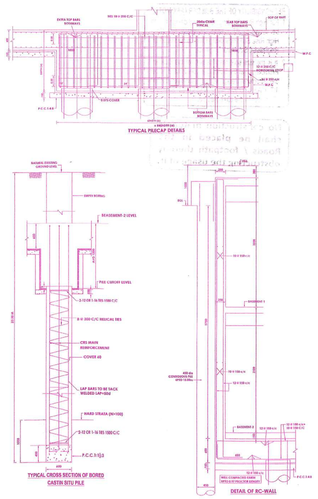
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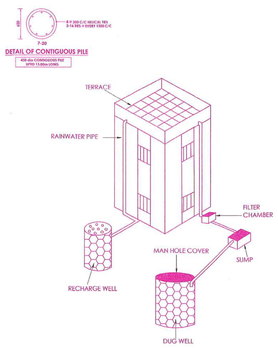
Applicants (Owner / Developer / Power of Attorney)

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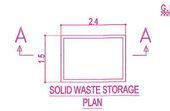
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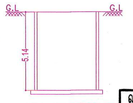
NO-G) ONE





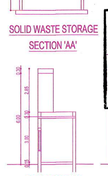
RAINWATER HARVESTING - 2A



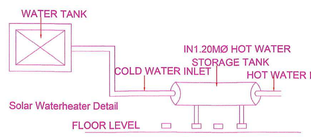


The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



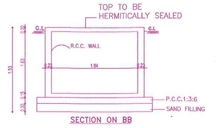


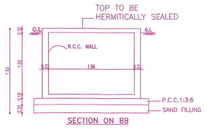


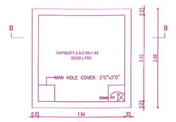


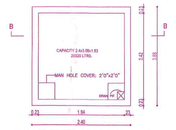
SOLAR HOT WATER SYSTEM DETAIL

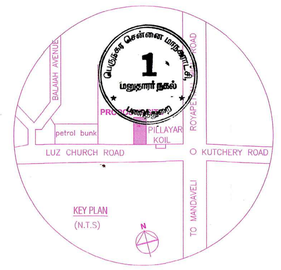
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/NOC/APP/[illegible]/2024
Dated..04/10/2024











SITE PLAN	SHEET NO. 1 / 5

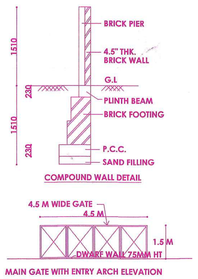
SITE PLAN

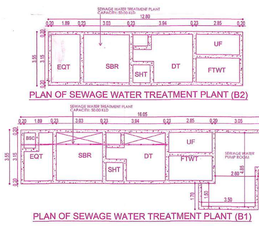
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR(PARKING) + STILT FLOOR (DOUBLE HEIGHT LOBBY, OPEN DG, CARETAKER BOOTH, ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR TO 12 FLOORS - RESIDENTIAL BUILDING WITH 79 DWELLING UNITS & MULTI PURPOSE HALL, LIBRARY,GYM, INDOOR GAMES & KID'S ROOM AT 12TH FLOOR LEVEL AND SWIMMING POOL AT TERRACE FLOOR LEVEL AVAILING WITH PREMIUM FSI AT OLD DOOR NO:178, NEW DOOR NO:8, LUZ CHURCH ROAD, MYLAPORE,CHENNAI-600004. COMPRISED IN R.S.NO:1693/1, BLOCK NO:35 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION:123 ZONE-IX.

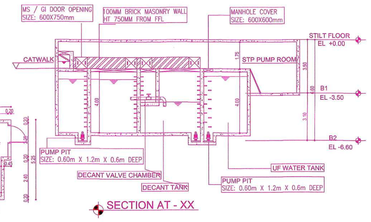
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	4206.00
AREA AS PER DOCUMENT	4244.61
AREA CONSIDERED FOR FSI	4206.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	20316.64
FSI FACTOR	4.830
COVERAGE AREA (PERCENTAGE %)	1710.52 (40.67%)

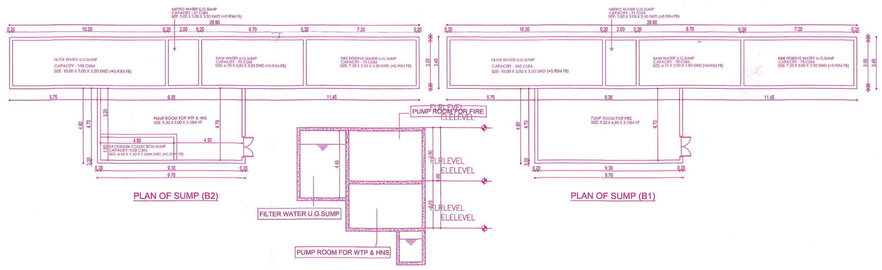
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	224	224
TWO WHEELER	0	0
CYCLE	-	0







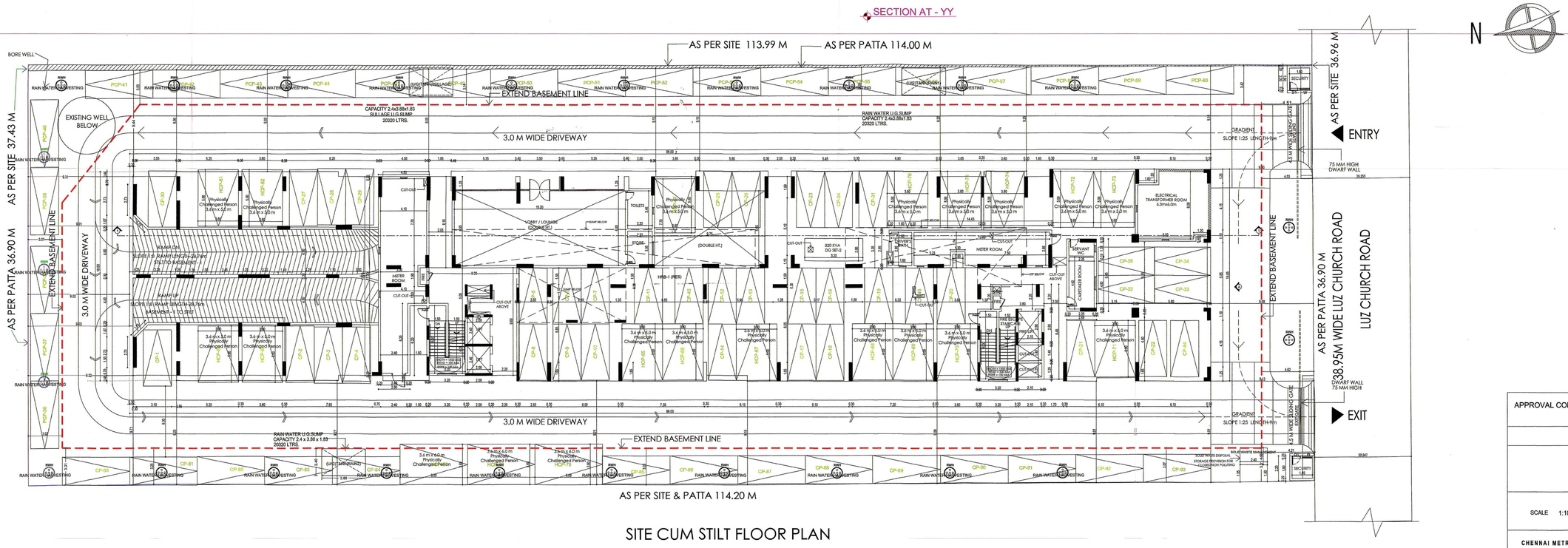


FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT-02 FLOOR	0.00	39.03	0.00	0.00	0	39.03
BASEMENT -01 FLOOR	0.00	66.18	0.00	0.00	0	66.18
STILT FLOOR	0.00	273.52	0.00	0.00	0	273.52
FIRST FLOOR	0.00	1506.80	0.00	0.00	6	1506.80
SECOND FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
THIRD FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
FOURTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
FIFTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
SIXTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
SEVENTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
EIGHTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
NINTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
TENTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
ELEVENTH FLOOR	0.00	1687.04	0.00	0.00	7	1687.04
TWELFTH FLOOR	0.00	1560.71	0.00	0.00	3	1560.71
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	20316.64	0.00	0.00	79	20316.64

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		0.00	20316.64	0.00	0.00	79	20316.64
Total		0.00	20316.64	0.00	0.00	79	20316.64



SITE CUM STILT FLOOR PLAN

N

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 686

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 and any WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by KARTHIKEYAN
Architect, TCP No.1/2/2024
Sign Date: 12/10/2024 9:53:34 AM

Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 2 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR(PARKING) + STILT FLOOR (DOUBLE HEIGHT LOBBY, OPEN DG, CARETAKER BOOTH, ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR TO 12 FLOORS - RESIDENTIAL BUILDING WITH 79 DWELLING UNITS & MULTI PURPOSE HALL, LIBRARY,GYM, INDOOR GAMES & KID'S ROOM AT 12TH FLOOR LEVEL AND SWIMMING POOL AT TERRACE FLOOR LEVEL AVAILING WITH PREMIUM FSI AT OLD DOOR NO:178, NEW DOOR NO:9, LUZ CHURCH ROAD, MYLAPORE,CHENNAI-600004. COMPRISED IN R.S.NO:1693/1, BLOCK NO:35 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION:123 ZONE-IX

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/Tallver/15/0002/2024
Dated..01/01/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out came of Writ Petition in WP (MD) No.8348 of 2019 before the Madural Bench of Madras High Court

Approved Plan Valid for 1 Year from the Date of Approval 21/03/2025

Approved Plan Valid for 1 Year from the Date of Approval 21/03/2025

BASEMENT -02 FLOOR PLAN

BASEMENT -01 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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KEY NO. 686

QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR(PARKING) + STILT FLOOR (DOUBLE HEIGHT LOBBY, OPEN DG, CARETAKER BOOTH, ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR TO 12 FLOORS - RESIDENTIAL BUILDING WITH 79 DWELLING UNITS & MULTI PURPOSE HALL, LIBRARY,GYM, INDOOR GAMES & KID'S ROOM AT 12TH FLOOR LEVEL AND SWIMMING POOL AT TERRACE FLOOR LEVEL AVAILING WITH PREMIUM FSI AT OLD DOOR NO:178, NEW DOOR NO:8, LUZ CHURCH ROAD, MYLAPORE,CHENNAI-600004. COMPRISED IN R.S.NO:1693/1, BLOCK NO:35 OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION:123 ZONE-IX

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated..

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தெற்கு சென்னை மாநகராட்சி மண்டலம்
வரி அனுமதி எண்.
நாள்.....வார்டு.....
ஒப்புகைக்கப்பட்டது
உதவி பொறியாளர்
உ.செ.பொ.

SOLAR PANEL 1/3rd AREA OF TERRACE FLOOR PROVIDED FOR SOLAR PHOTOVOLTAIC SYSTEM PROVIDED

TERRACE FLOOR PLAN

TWELFTH FLOOR PLAN

APPROVAL CONDITION	
SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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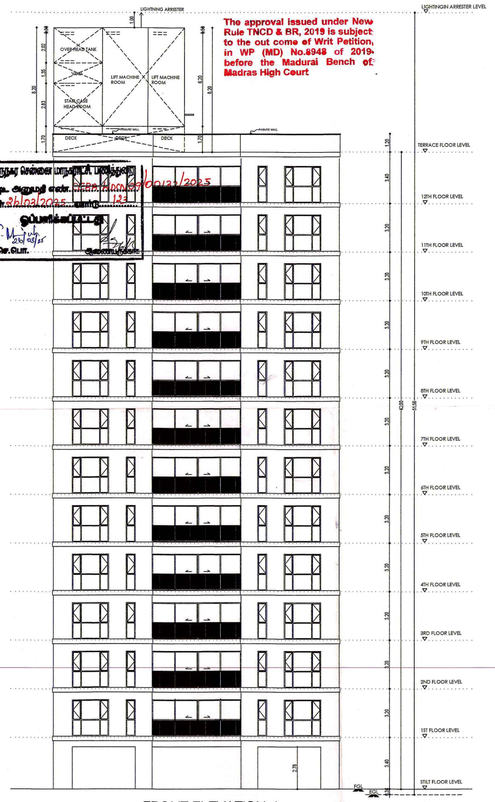
FLOOR NAME	SHEET NO. 5 / 5

FLOOR NAME

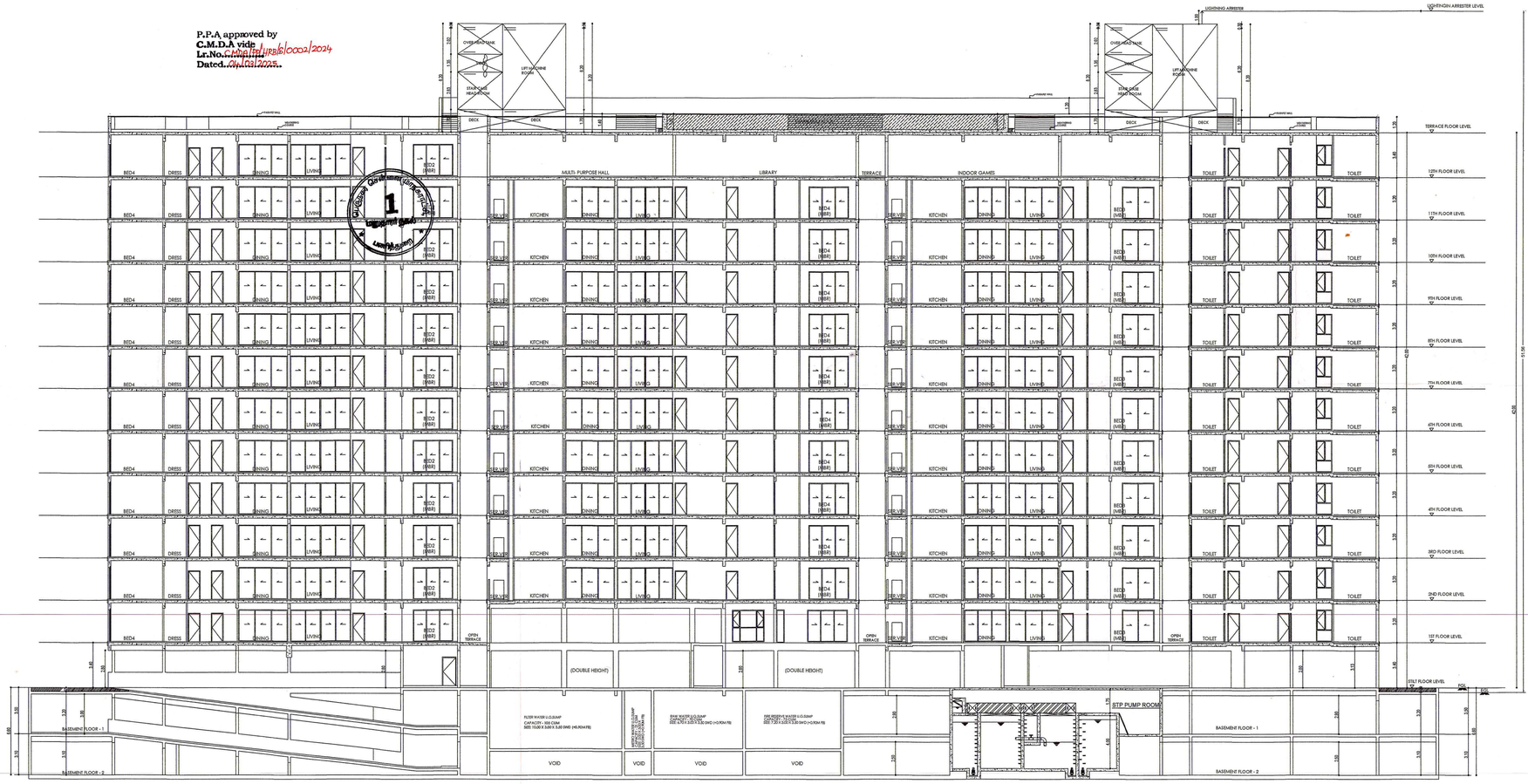
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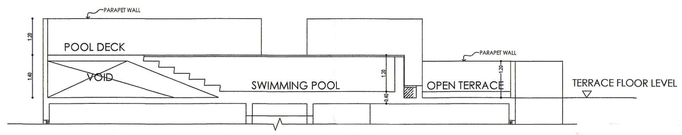
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C.M.D.A vide
Lr.No.C/MSB/HRB/16002/2024
Dated..24/01/2025..



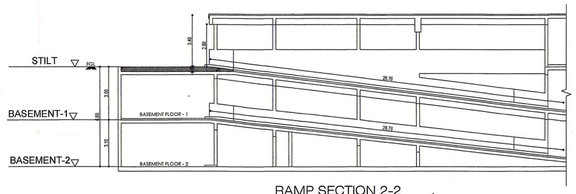
FRONT ELEVATION-A



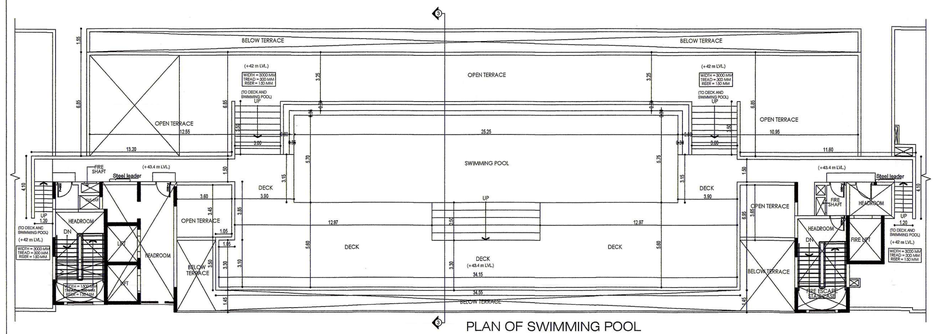
SECTION - 1-1



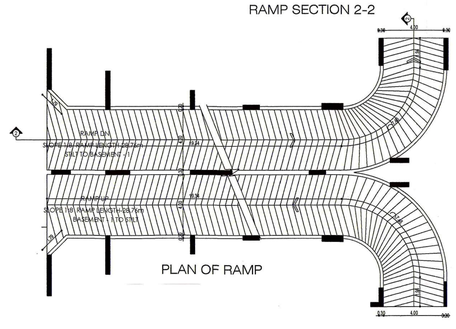
SECTION 3-3 - SWIMMING POOL SECTION



RAMP SECTION 2-2



PLAN OF SWIMMING POOL



PLAN OF RAMP

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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KEY NO. 686

QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.